



Valor Drive, Bidford on Avon

B50 4NH

Jeremy
McGinn & Co

Available at Offers Over £600,000



Situated in a discreet and tucked-away position within the popular village of Bidford-on-Avon, this beautifully appointed, modern detached family home offers generous accommodation enhanced by a wealth of upgrades over the standard build. The property further benefits from the reassurance of the remaining unexpired NHBC warranty until 2032.

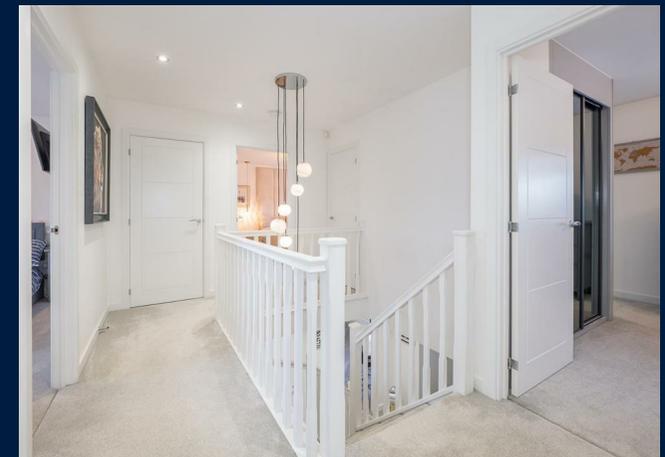
Internally, the welcoming entrance hall provides access to a spacious living room, complete with 8kw wood burner, perfect for relaxing evenings, while a separate dining room offers an elegant setting for formal dining. A versatile snug/home office creates the ideal space working from home, or as extra reception space.

At the heart of the home lies an impressive kitchen/dining room. The kitchen benefits from a wealth of upgraded cobble grey units with integrated appliances including AEG induction hob and oven, wine cooler, boiling tap, dishwasher, fridge freezer and quartz work surfaces. With ample space for family dining and entertaining, it flows seamlessly into a practical utility room. A downstairs cloakroom completes the ground floor accommodation.



To the first floor, a striking galleried landing creates a wonderful sense of space and provides access to all rooms. The principal bedroom suite is a luxurious haven, featuring a dedicated dressing area and a stylish en-suite shower room. The second double bedroom also benefits from its own en-suite, providing excellent guest accommodation. Two further well-proportioned double bedrooms are served by a contemporary family bathroom, making this an ideal home for growing families.

Externally, the home enjoys a private walled and beautifully landscaped garden, with raised lawn, porcelain slabbed patio area and Designer 1 Hot Tub. There is also a large 20x10 shed with lighting and electric. A detached double garage and a generous driveway providing off-road parking for up to four vehicles further enhance the practicality of this exceptional property.







Tax Band: F

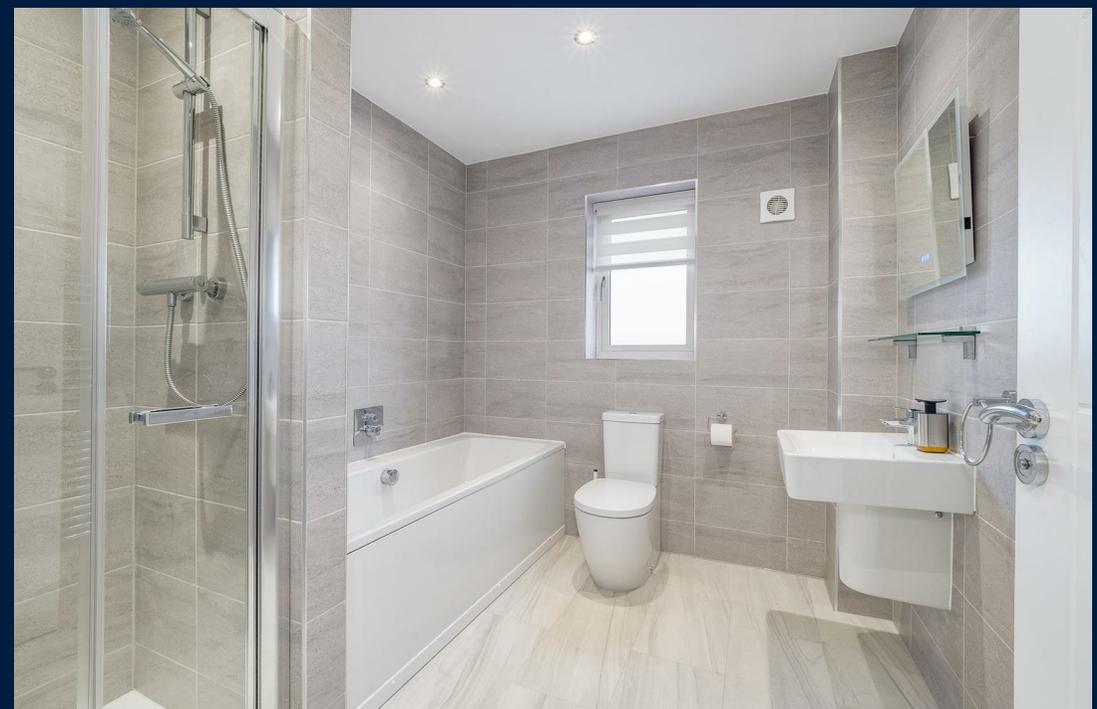
Council: Stratford District Council

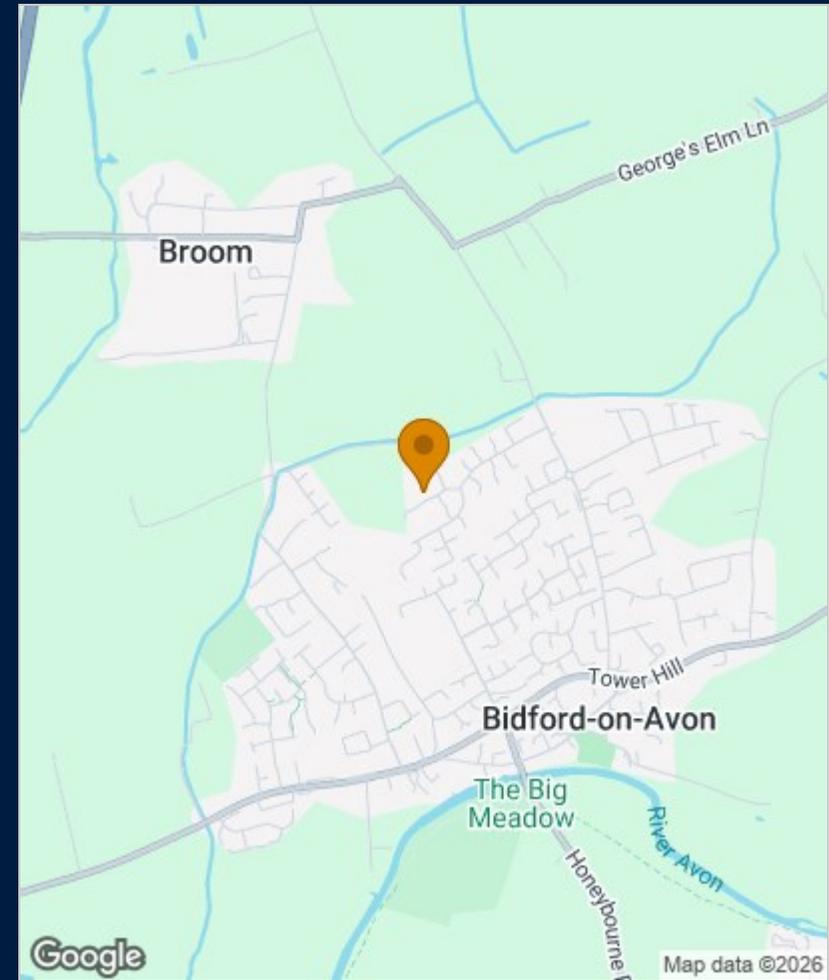
Tenure: Freehold

Money Laundering Regulations – Identification Checks

In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

